

HIGH RISE CONDOMINIUM RESERVE FUND STUDY



Concentric was retained to undertake a Condition Assessment & Reserve Fund Study for a twenty (20) year old high rise condominium complex.

The condition assessment involved a multi-disciplinary on-site assessment of all major building systems, followed by life cycle analysis and capital cost forecasting over a thirty (30) year horizon.

The previous study was reviewed and found to be outdated and not considered realistic.

As an example, significant funds had been allocated for envelope rehabilitation.

Concentric recommended a swingstage survey of the sixteen (16) storey concrete framed and clad building to get an accurate assessment of existing conditions.

As a result of the survey, the previous expenditure forecast was reduced by 40%, yielding a projected savings of approximately \$400,000 over the study horizon